

# \$439,000 - 117 Mohawk Road W, Lethbridge

MLS® #A2207885

**\$439,000**

3 Bedroom, 2.00 Bathroom, 1,131 sqft  
Residential on 0.18 Acres

Indian Battle Heights, Lethbridge, Alberta

Tucked into a quiet cul-de-sac, this thoughtfully updated and well-built home offers 3 bedrooms, 2 full bathrooms, and over 2,200 sq ft of fully developed living space—set on a large pie-shaped lot with no rear neighbours, backing onto a peaceful school field.

The main floor features vaulted ceilings, tile flooring throughout (no carpet!), a new kitchen with appliances added in December 2023, a spacious living room, main floor laundry, and a large primary bedroom with excellent closet space. Both full bathrooms are uniquely designed with separate zones for the sink, toilet, and tub/shower, making mornings more efficient for busy households.

Downstairs offers two additional bedrooms, a full bathroom, a great office nook, and a family room with a door, allowing it to be used as a fourth bedroom if needed.

This home has been well cared for and upgraded, including a high-efficiency furnace (2022), water softener (2023), new front siding (2023), new gutters (2023), and a new garage door. The yard has been regraded for great water management, and the original HRV (air circulation system) is still in place. There's also a tandem double garage and RV parking, offering plenty of storage and flexibility.

Located close to schools, shopping, and with quick access to University Drive, this move-in



ready property combines quality, convenience,  
and value in a family-friendly setting.

Built in 1996

### **Essential Information**

MLS® #	A2207885
Price	\$439,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,131
Acres	0.18
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	117 Mohawk Road W
Subdivision	Indian Battle Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5J5

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Finished, Full
----------	----------------

## Exterior

Exterior Features	Storage
-------------------	---------

Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
-----------------	---

Roof	Metal
------	-------

Construction	Metal Siding, Mixed, Other, Vinyl Siding
--------------	--

Foundation	Wood
------------	------

## Additional Information

Date Listed	April 2nd, 2025
-------------	-----------------

Days on Market	38
----------------	----

Zoning	R-L
--------	-----

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.